

**RUSH
WITT &
WILSON**



**Flat 3 55 Winchelsea Road, Rye, East Sussex TN31 7EL
Guide Price £179,950**

Rush Witt & Wilson are pleased to offer a conveniently located apartment.

Forming the lower ground floor of a former town house with private access via a courtyard style garden.

The accommodation comprises open plan living room / modern fitted kitchen, utility area, bathroom and two bedrooms.

Benefits include double glazing and gas fired central heating.

Private southerly facing courtyard garden.

OFFERED CHAIN FREE

For further information and to arrange a viewing please call our Rye office 01797 224000.

Locality

Located on the southern side of the ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling and sports centre. Rye also boasts the famous cobbled Citadel, working quayside, weekly general market. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Living / Dining Room

14'6" x 9'1" (4.42 x 2.79)

Kitchen

11'5" x 4'9" (3.49 x 1.46)

Bedroom

11'3" x 8'6" (3.44 x 2.61)

Bedroom

9'9" x 6'10" (2.99 x 2.10)

Utility Area

5'3" x 4'0" (1.61 x 1.23)

Worktop with space and plumbing beneath for washing machine. Space and point for fridge freezer.

Bathroom

6'8" x 5'2" (2.05 x 1.60)

A white suite comprising bath, wash basin and wc.

Outside

Low maintenance southerly facing courtyard.

Lease

A new lease of 999 years from September 2024

Offered with Share of Freehold

Service Charge

Further details on request.

Agents notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band A



Whilst every attempt has been made to ensure the accuracy of the floorplan and the location of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon as a statement of fact. The services, systems and appliances shown have not been tested and their operability or efficiency can be given. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

